

044.0

0007

0002.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

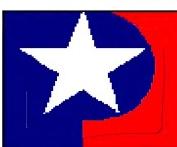
666,000 / 666,000

USE VALUE:

666,000 / 666,000

ASSESSED:

666,000 / 666,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
80		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAMILTON KENNETH G	
Owner 2: HAMILTON KATHERINE B	
Owner 3:	

Street 1: 80 PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4187		Sq. Ft.	Site		0	80.	1.30	1									436,490						436,500	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								4187.000		229,500				436,500		666,000							
Total Card								0.096		229,500				436,500		666,000		Entered Lot Size					
Total Parcel								0.096		229,500				436,500		666,000		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		500.00		/Parcel:		500.00		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,500	0	4,187.	436,500	666,000		Year end	12/23/2021
2021	101	FV	222,300	0	4,187.	436,500	658,800		Year End Roll	12/10/2020
2020	101	FV	222,300	0	4,187.	436,500	658,800	658,800	Year End Roll	12/18/2019
2019	101	FV	187,700	0	4,187.	463,800	651,500	651,500	Year End Roll	1/3/2019
2018	101	FV	187,700	0	4,187.	338,300	526,000	526,000	Year End Roll	12/20/2017
2017	101	FV	187,700	0	4,187.	294,600	482,300	482,300	Year End Roll	1/3/2017
2016	101	FV	187,700	0	4,187.	251,000	438,700	438,700	Year End	1/4/2016
2015	101	FV	176,500	0	4,187.	245,500	422,000	422,000	Year End Roll	12/11/2014

Parcel ID 044.0-0007-0002.B

!3800!

PRINT

Date

Time

12/29/21

23:36:40

LAST REV

Date

Time

04/11/13

15:34:07

mmcmakin

3800

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZILONIS HELEN	29673-253		1/19/1999		210,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2012	1601	New Wind	4,148	C				
6/16/2010	679	New Wind	6,000					REPLACE 9 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2013	Info Fm Prmt	MM	Mary M
4/22/2009	Measured	163	PATRIOT
3/2/2000	Meas/Inspect	264	PATRIOT
8/27/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Fair	A Bath:	Rating:					8	4	ENT	8								
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					4	FFL	BMT	14								
			%	1/2 Bath:	Rating:	A HBth:	Rating:					UAT	SFL	FFL	BMT								
				OthrFix:	Rating:							29											
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: C - Average	Year Blt: 1890	Eff Yr Blt:		Kits: 1	Rating: Fair	1st Res Grid	Desc: Line 1	# Units	1														
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																
Jurisdct: G12		Fact:	.	Fpl:	Rating:	Other																	
Const Mod:		Lump Sum Adj:		WSFlue:	Rating:	Upper																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Exterior:	No Unit	RMS	BRS	FL											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Floor:				Interior:	1	6	3												
Bsmnt Flr: 2 - Softwood	Subfloor:	Bsmnt Gar:		% Own:		Total:	31 %	Additions:															
Electric: 4 - Below Avg.	Insulation: 4 - Typical	Int vs Ext: S		Name:				Kitchen:															
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1		DEPRECIATION				Baths:															
% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	Phys Cond: AV - Average	31. %			Plumbing:															
% Com Wal	% Sprinkled			Functional:	%			Electric:															
				Economic:	%			Heating:															
				Special:	%			General:															
				Override:	%			Totals	1	6	3												
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Basic \$ / SQ: 135.00	Size Adj.: 1.35000002	Const Adj.: 0.97000408	Adj \$ / SQ: 176.783	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Other Features: 47750	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: 1.00									BMT	Basement	694	53.030	36,806							
Adj Total: 332673	Depreciation: 103129	Final Total: 229500	Depreciated Total: 229544					Juris. Factor: 1.00	Before Depr: 176.78	Special Features: 0	Val/Su Net: 96.19	FFL	First Floor	694	176.780	122,688							
												SFL	Second Floor	638	176.780	112,788							
												PAT	Patio	176	4.250	748							
												UAT	Upper Attic	160	70.710	11,279							
												ENT	ENTRY	24	25.610	615							
												Net Sketched Area:	2,386	Total:	284,924								
												Size Ad	1332	Gross Area	2864	FinArea	1332						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	IMAGE				AssessPro Patriot Properties, Inc										
SPEC FEATURES/YARD ITEMS												PARCEL ID 044.0-0007-0002.B											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:																						
	Total Special Features:																						
	Total:																						